BAEFSKY & ASSOCIATES

ENVIRONMENTAL LANDSCAPE CONSULTING

ARBORIST REPORT
For Trees Located
On
Lot 66, Sierra Vista Way

Lafayette CA

July 6, 2007

Report Prepared for: Mr. Richard Holt
3929 Woodside Court
Lafayette, CA 94549

RECEIVED
JUL 11 2007
CITY OF LAFAYETTE
PLANNING DEPT.

P.O. Box 311, ORINDA, CA 94563 Baefsky-Associates@sbcglobal.net - email 925.254.7950 – Phone 925.254.4729 - Fax

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SUMMARY

This report adds to and corrects the previous report (Baefsky & Associates, May 29, 2007), which addressed seven select trees. Identification, measurement and evaluation of thirty-one trees are included in this report. Species identified include *Pinus canariensis* (Canary island pine), *P. pinea* (Italian stone pine), *Quercus agrifolia* (coast live oak), *Q. lobata* (valley oak), *Schinus molle* (CA peppertree) and *Sequoia sempervirens* (coast redwood). Tree condition ranged from very poor to good. The distance of potential negative impacts from tree trunks ranged from zero to ninety-five feet. Items shown on the site plan that are likely to affect trees include a storm drain, retaining wall, parking area, driveway and house. Probable negative results of these impacts are tree loss, reduced vigor, slower growing rates and increased failure potential. Recommendations are for the removal of twenty-one trees and the preservation of ten trees. Preservation measures include immediate root crown excavations, fencing or straw bale barriers, air-spade root excavation, root pruning, silt fence installation, supplemental irrigation and clearance pruning,

INTRODUCTION

BACKGROUND

The site is an undeveloped lot in the City of Lafayette, on which construction of a new residence is proposed. This lot begins at the intersection of Sessions Road and Sierra Vista Way, and continues uphill next to Sessions Road, where it abuts currently undeveloped property. There is a drainage swale in the middle of the property, and an existing dwelling located next to the property. Across the road, a steep slope is dotted with pine trees.

ASSIGNMENT

Mr. Richard Hold hired me to evaluate trees on and adjacent to the site, in accordance with requests by the City of Lafayette Planning Department.

LIMITS OF ASSIGNMENT

With one exception requested by my client, assessment of trees was limited to those greater than or equal to six inches in diameter. The negative impacts of proposed construction were evaluated based on the most recent site plan (E.G. Craig, 7/3/07) that was provided by the clients architect. Survivability is the basis for recommendations for preservation or removal, given proposed site work, and its likely impact on the trees.

PURPOSE AND USE OF REPORT

This report is for the exclusive use of the client and his contractors and the City of Lafayette, as part of an application for the development of this property. The purpose of this report is to provide accurate information about the trees in question, as required by the City of Lafayette.

OBSERVATIONS

METHODS

The following report is derived from four field inspections, including one site meeting in which the site and trees were discussed with client and site architect. Thirty-one trees were tagged, numbered, measured at 4.5 feet (above existing grade), and evaluated.

Evaluation of negative impacts of construction included measuring distances from each tree trunk to the closest proposed site work, and taking into account tree size, species, species tolerance of construction and individual tree condition.

The following items are included in this report:

- Analyses of individual tree condition
- Evaluations of potential construction impacts on trees
- Recommendations for tree removal & preservation

Dates of Field Meeting and Inspection: 4/26/07, 5/25/07, 7/1/07 and 7/3/07

Measurement of trunk circumferences was at 4.5 feet above ground, unless otherwise noted. Trunk diameter estimates are from the division of measured trunk circumferences by 3.14.

Overall tree condition included a zero (worst) to five (best) assessment of tree **vigor**, and separately tree **structure.** A zero to five rating system was also used for rating tree condition, with zero being dead, and five being excellent. Examination of the following characteristics were used to rate the trees.

Parameter	Items Evaluated
Soil/rooting zone	plant cover, bare soil, disturbed soil
Root crown region	damage, cavities, soil build-up
Trunk lean	wounds, cavities, twists
Scaffold branches	wounds, cavities, poor pruning, co-dominance, crotch angle, bark at crotches
Branches	distribution, deadwood, cavities
Twigs	growth, dieback
Leaves	growth, color, size

SITE DATA

- Six tree species were identified on site; *Pinus canariensis* (Canary island pine), *P. pinea* (Italian stone pine), *Schinus molle* (CA peppertree), *Sequoia sempervirens* (coast redwood), *Quercus agrifolia* (coast live oak) and *Q. lobata* (valley oak)
- Tree diameters ranged from 3.8 inches to 32.2, averaging 18.7 inches
- Tree condition ranged from very poor-poor to good, averaging poor-fair (see Appendix A – Tree Data)

- Analysis of negative impacts of proposed construction included consideration of the following list of species tolerance of construction:

Common Name	Tolerance of Construction
Canary island pine	Good
CA peppertree	Moderate
coast live oak	Good to moderate*
coast redwood	Excellent
Italian stone pine	Good
valley oak	Moderate*

- Due to proposed work near the trees, the following negative impacts to trees are anticipated (see Appendix B – Impacts of Construction):

IMPACT	NUMBER OF TREES	TOTAL PERCENT OF POPULATION EVALUATED
Reduced Vigor, Increased Failure Potential	2	6%
Reduced Vigor	3	10%
No Visible Impacts	8	26%
Loss	18	58%

DISCUSSION

Proposed construction will result in the loss of the majority of the trees evaluated on this property. Twenty six percent of the trees show no visible impacts from work described on the site plan. Sixteen percent of the trees will show some negative impacts, but are likely to survive work shown on the site plan.

Several of the trees that may survive construction are in poor to very poor condition. Their current value is low, and following new construction, they will not add a lot of benefit to the site.

CONCLUSIONS

- Remove trees that will not survive construction and several that are in poor to very poor condition
- Preserve as many trees as possible, that are in poor to good condition

* Matheny and Clark, 1998

RECOMMENDATIONS

Given existing site plans:

- Remove eighteen trees that are likely to fail due to site work
- Remove three trees (#7, #29, #30) that are in poor to very poor condition
- Preserve ten trees
- For trees to be preserved:
  - Excavation and inspection of root crown region and & modification of grading as needed to allow positive drainage away from trunks
  - Installation of protective fencing or straw bale barriers
  - Supplemental irrigation for species with high water use needs (Coast redwood), and/or as indicated by consulting arborist
  - Air spade trenching and selective professional root pruning where cuts or excavations occurring within rooting zone – *after site has been staked consulting arborist shall confirm or deny the need for this treatment*
  - Pruning for clearance – *carried out conservatively, as needed, prior to grading in order to preserve as much live foliage as is possible. Evaluation of site prior to grading will determine the need for clearance pruning.*

TREE PRESERVATION PROGRAM (See Appendix C – Recommendations)

Prior to Grading

1. ROOT CROWN EXCAVATION & INSPECTION: A pneumatic air spade blasts soil and debris away from the trunk. Visual and/or drill evaluation of trunk decay and soundness is carried out, and prescriptions for correcting or preventing problems are developed based on the analysis.

2. TRUNK PROTECTIVE FENCING OR STRAW BALE BARRIERS: Install 6' high fencing outside of tree protection zone (TPZ) that is not readily movable, flexible or bendable. Supervision of all work within TPZ shall be by consulting Certified Arborist. Installation of straw bale barriers shall be up against the trunks of designated trees, to prevent vehicle impacts.

3. SUPPLEMENTAL IRRIGATION: High water use species such as coast redwood shall receive bi-monthly to monthly supplemental irrigation to increase tree vigor. Irrigation of other specimens shall be determined on site as needed.

4. AIR SPADE ROOT EXCAVATION & SELECTIVE PROFESSIONAL ROOT PRUNING: Cuts within tree driplines preceded by air spade excavation along edge of cut or fill to determine the need and access for professional root pruning.

5. CLEARANCE PRUNING: Trees with limbs overhanging proposed work areas should have branches tied back temporarily, or if the trees are mature, lower branches removed. Where pruning is necessary, the following guidelines shall be followed:

- Limbs three inches (and greater) in diameter to be removed shall be clearly indicated prior to removal.
-

6. SILT FENCING: Install silt fencing on the uphill side of protective fencelines as needed to prevent the build-up of soil around tree trunks

During Construction

1. ROOT REPAIR: Sharply cut torn roots within protected rooting zones and cover with wet burlap or soil to prevent drying out. Activity within dripline regions require the consulting certified arborists on hand to monitor equipment activity, repair damaged roots, and assists in mitigating rooting zone degradation.

2. SUPPLEMENTAL IRRIGATION: As directed by consulting arborist. Wash dust off coast redwood foliage daily.

MONITORING PROGRAM

Supervise (consulting arborist) the following *tree preservation activities*: Root Crown Excavation, Clearance Pruning, Fencing/Straw bale barrier Placement, Air Spade excavation & Root Cutting. Grubbing & Grading within tree driplines

AFTER CONSTRUCTION

1. ROOT CARE: Maintain moisture at an adequate level for root growth to proceed at a normal pace. Moisture levels should approximate the water cycle of the trees, which is dry summer and wet winters. If droughty conditions prevail, supplemental irrigation may be appropriate through late spring in early fall and winter.

Use plant material that has the same water needs, and compatible cultural needs as the trees preserved.

2. ROOT CROWN REGION: Keep clear of debris, soil and moisture. Divert runoff from uphill so that it does not encounter tree trunks or pool and stand near roots.

3. TRUNK: Do not install lights, tree houses or any other constructs, which wound the trunk.

4. CROWN OR CANOPY: Avoid pruning as long as possible after construction, except for dead and dying branches. Evaluate trees after two years for "corrective" structural pruning.

GLOSSARY OF TERMS

driplines – areas extending downward in an imaginary line from a tree's outermost branches to the ground

vigor – a tree's ability to grow and resist pests, diseases, weeds and other stresses

structure – a tree's non-living balance, which allows a tree to stand and grow with minimal failures

tree protection zones - Protect all area within designated tree protection zones from foot traffic, vehicle incursion and storage of construction related items.

REFERENCES

Tree Protection Ordinance 539. 2003. City of Lafayette Municipal Code: Chapter 6-17.

Trees and Development. 1998. Nelda Matheny and James R. Clark. International Society of Arboriculture. Champaign, IL.

APPENDIX A – TREE DATA

#	COMMON NAME	DIAMETER (inches)	ROOTING ZONE	ROOT CROWN	TRUNK	SCAFFOLDS	SMALLER BRANCHES	TWIGS	FOLIAGE	CONDITION
1	COAST REDWOOD	13.1	pervious within dripline	flare	good taper	ok	ok	normal	normal	GOOD
2	COAST REDWOOD	3.8	pervious within dripline	buried	leaning, no taper	ok	ok	normal	normal	FAIR
3	COAST REDWOOD	9.2	pervious within dripline	buried	minimal taper	stubbed lower	ok	normal	normal	POOR-FAIR
4	COAST REDWOOD	13.1	pervious within dripline	buried	minimal taper	ok	ok	normal	normal	FAIR
5	COAST LIVE OAK	8.9, 13.7	pervious	buried	leaning, recent wounds	top only	lower stripped out	normal	normal	FAIR
6	VALLEY OAK	26.1	steep slope	1/2 buried	twisted, wire embedded	Co-dominant upright	shaded dieback	shaded dieback	45% defoliated	POOR
7	CA PEPPERTREE	20.7	limited, rubble, cut	buried, decayed	45-60% decay	Co-dominant top, galls, stubbed	stunted	normal	normal	VERY POOR-POOR
8	COAST REDWOOD	8.8	restricted, pervious, no irrigation	buried	minimal taper	good distribution	ok	ok	ok	FAIR
9	COAST REDWOOD	21.7, 12.7	limited, dry, debris piles	buried	co-dominant	good distribution	ok	ok	ok	POOR-FAIR
10	COAST REDWOOD	21.0	limited, dry, debris piles	buried	minimal taper	ok	ok	ok	ok	FAIR
11	COAST REDWOOD	24.8	edge of steep slope	buried	good taper	50% distribution/ grove	shaded dieback	ok	ok	FAIR
12	COAST REDWOOD	18.0	slope	buried	minimal taper	lower, interior dieback	shaded dieback	ok	ok	FAIR
13	COAST REDWOOD	22.9. 11.8	slope	buried, sprouts	co-dominant	75% distribution, grove	ok	ok	ok	FAIR
14	COAST REDWOOD	22.3	slope, pervious	partially clear, sprouts	good taper	shaded, interior dieback	ok	ok	ok	FAIR-GOOD
15	COAST REDWOOD	18.8	slope, pervious	flare	minimal taper	lower, interior dieback	ok	ok	ok	FAIR
16	COAST REDWOOD	25.5	steep slope, debris piles	buried	good taper	75% distribution, grove	lower shaded dieback	ok	older browning	FAIR-GOOD

ARBORIST REPORT

#	COMMON NAME	DIAMETER (inches)	ROOTING ZONE	ROOT CROWN	TRUNK	SCAFFOLDS	SMALLER BRANCHES	TWIGS	FOLIAGE	CONDITION
17	COAST REDWOOD	6.1, 13.7	steep slope	25% buried	co-dominant, minimal taper	top 66%	sparse	ok	ok	POOR
18	COAST REDWOOD	19.1, 10.8	steep slope, swale	sprouts	co-dominant, minimal taper	75% distribution, grove	ok	ok	older browning	POOR-FAIR
19	COAST REDWOOD	17.8	steep slope, swale	sprouts	minimal taper	25% distribution, grove	sprouts	ok	older browning	POOR
20	COAST REDWOOD	29.9	steep slope	25% buried	good taper, one indentation	75% distribution, grove	ok	ok	older browning	FAIR
21	Canary island pine	15.6	very steep	75% buried	minimal taper	top 33%	sparse	stunted	sparse	POOR
22	Canary island pine	18.2, 16.9	very steep	buried	co-dominant, included bark	66% distribution, grove	sparse	stunted	sparse	POOR
23	Canary island pine	23.9	swale	buried	topping wound, minimal taper	co-dominant, included bark	one large dead	sparse	sparse	POOR
24	Canary island pine	28.5	road, slope, swale	buried	topped at 30'	co-dominant where topped	ok	stunted	sparse	POOR
25	Canary island pine	25.3	slope, swale	75% buried	good taper	irregular distribution	dieback	stunted	sparse	POOR-FAIR
26	Canary island pine	16.9	slope	buried	leaning, minimal taper	irregular distribution	dieback	stunted	sparse	POOR
27	Coast live oak	10.2	slope	buried	lean	co-dominant	shaded dieback	ok	ok	FAIR
28	Coast live oak	10.8	slope, flat	buried	lean	co-dominant	shaded dieback	ok	ok	FAIR
29	Canary island pine	12.7	Steep slope	Buried	Topped	Small, weak	Shaded dieback	Stunted	Sparse	VERY POOR-POOR
30	Canary island pine	15.4	Very steep slope	Buried	Topped	Few	Shaded dieback	Stunted	Sparse	VERY POOR-POOR
31	Italian stone pine	32.17	Steep slope	Buried	Good taper	Ok distribution, two co-dominant	Shaded dieback	Good	Good	FAIR

APPENDIX B – IMPACTS OF CONSTRUCTION

#	COMMON NAME	DIAMETER (inches)	CONDITION	CLOSEST ITEM	DISTANCE FROM TRUNK (feet)	IMPACT
1	COAST REDWOOD	13.1	GOOD	STORM DRAIN	11	REDUCED VIGOR
2	COAST REDWOOD	3.8	FAIR	STORM DRAIN	16	REDUCED VIGOR
3	COAST REDWOOD	9.2	POOR-FAIR	STORM DRAIN	24	NO VISIBLE IMPACT
4	COAST REDWOOD	13.1	FAIR	STORM DRAIN	28	NO VISIBLE IMPACT
5	COAST LIVE OAK	22.3	FAIR	HOUSE	21	NO VISIBLE IMPACT
6	VALLEY OAK	26.1	POOR	RETAINING WALL	11	REDUCED VIGOR, INCREASED FAILURE POTENTIAL
7	CA PEPPERTREE	20.7	VERY POOR-POOR	HOUSE	11	LOSS
8	COAST REDWOOD	8.8	FAIR	STORM DRAIN	5	REDUCED VIGOR
9	COAST REDWOOD	21.7, 12.7	POOR-FAIR	HOUSE	0	LOSS
10	COAST REDWOOD	21.0	FAIR	HOUSE	0	LOSS
11	COAST REDWOOD	24.8	FAIR	HOUSE	0	LOSS
12	COAST REDWOOD	18.0	FAIR	HOUSE	0	LOSS
13	COAST REDWOOD	22.9. 11.8	FAIR	HOUSE	0	LOSS
14	COAST REDWOOD	22.3	FAIR-GOOD	HOUSE	0	LOSS
15	COAST REDWOOD	18.8	FAIR	HOUSE	0	LOSS
16	COAST REDWOOD	25.5	FAIR-GOOD	HOUSE	2	LOSS
17	COAST REDWOOD	6.1, 13.7	POOR	HOUSE	0	LOSS
18	COAST REDWOOD	19.1, 10.8	POOR-FAIR	HOUSE	0	LOSS

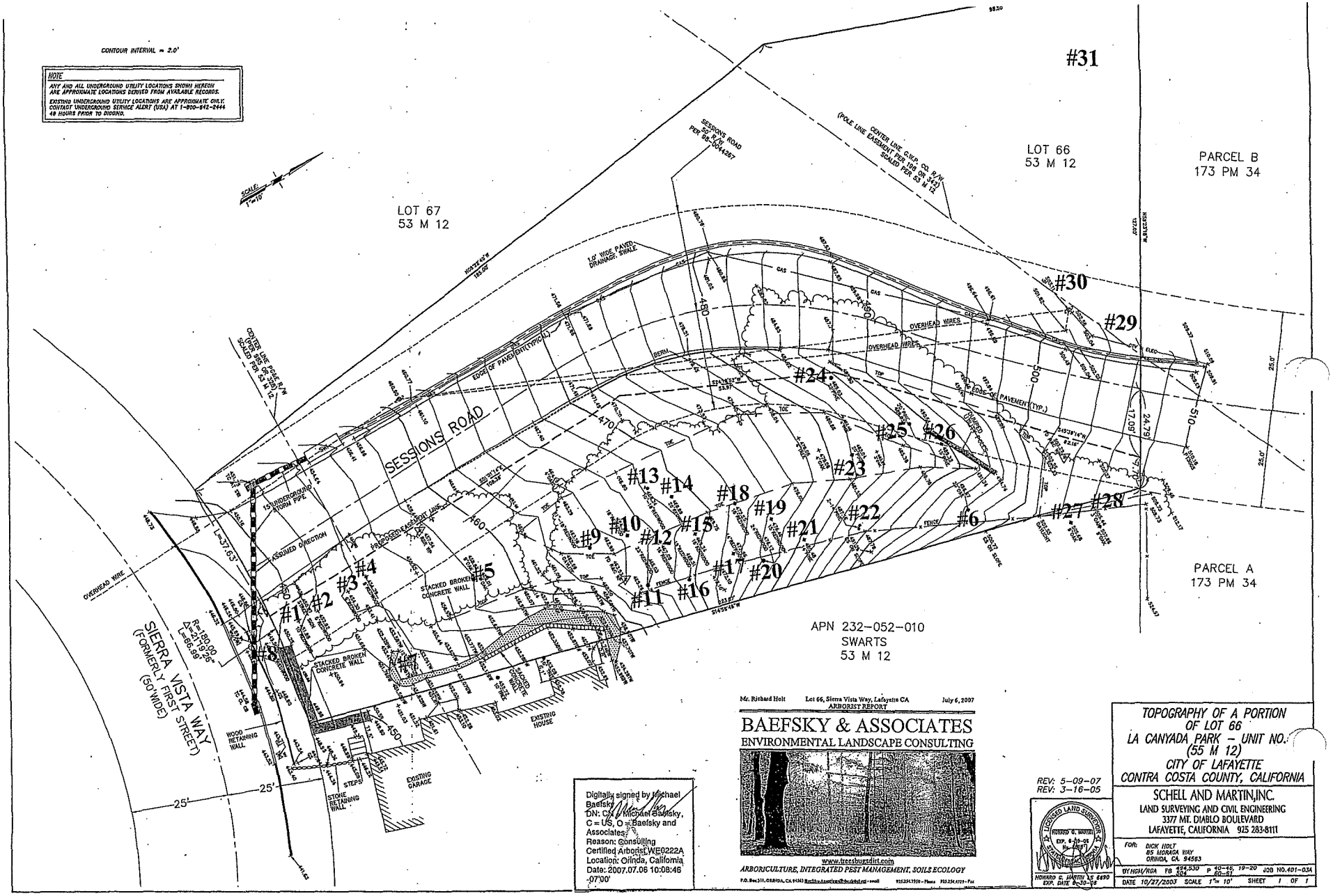
#	COMMON NAME	DIAMETER (inches)	CONDITION	CLOSEST ITEM	DISTANCE FROM TRUNK (feet)	IMPACT
19	COAST REDWOOD	17.8	POOR	HOUSE	0	LOSS
20	COAST REDWOOD	29.9	FAIR	HOUSE	2	LOSS
21	Canary island pine	15.6	POOR	HOUSE	0	LOSS
22	Canary island pine	18.2, 16.9	POOR	HOUSE	1	LOSS
23	Canary island pine	23.9	POOR	PARKING	1	LOSS
24	Canary island pine	28.5	POOR	DRIVEWAY	5	REDUCED VIGOR, INCREASED FAILURE POTENTIAL
25	Canary island pine	25.3	POOR-FAIR	DRIVEWAY	0	LOSS
26	Canary island pine	16.9	POOR	DRIVEWAY	1	LOSS
27	Coast live oak	10.2	FAIR	GRADING	12	NO VISIBLE IMPACT
28	Coast live oak	10.8	FAIR	GRADING	20	NO VISIBLE IMPACT
29	Canary island pine	12.7	VERY POOR-POOR	DRIVEWAY	70	NO VISIBLE IMPACT
30	Canary island pine	15.4	VERY POOR-POOR	DRIVEWAY	55	NO VISIBLE IMPACT
31	Italian stone pine	32.2	FAIR	DRIVEWAY	95	NO VISIBLE IMPACT

APPENDIX C – RECOMMENDATIONS

#	COMMON NAME	CONDITION	DIAMETER (inches)	PRESERVE OR REMOVE	TREE PROTECTION ZONE (feet from trunk)	FENCING	IRRIGATION
1	COAST REDWOOD	GOOD	13.1	PRESERVE	11	Chain-link or stake-wire-orange plastic	Monthly
2	COAST REDWOOD	FAIR	3.8	PRESERVE	16	Same as above	Same as above
3	COAST REDWOOD	POOR	9.2	PRESERVE	24	Same as above	Same as above
4	COAST REDWOOD	FAIR	13.1	PRESERVE	28	Same as above	Same as above
5	COAST LIVE OAK	FAIR	22.3	PRESERVE	21	Same as above	Same as above
6	VALLEY OAK	POOR	26.1	PRESERVE	11	Same as above	Every two months
7	CA PEPPERTREE	VERY POOR – POOR	20.7	REMOVE			
8	COAST REDWOOD	FAIR	8.8	PRESERVE	5	STRAW BALE BARRIER	Monthly
9	COAST REDWOOD	POOR-FAIR	21.7, 12.7	REMOVE			
10	COAST REDWOOD	FAIR	21.0	REMOVE			
11	COAST REDWOOD	FAIR	24.8	REMOVE			
12	COAST REDWOOD	FAIR	18.0	REMOVE			
13	COAST REDWOOD	FAIR	22.9. 11.8	REMOVE			
14	COAST REDWOOD	FAIR-GOOD	22.3	REMOVE			
15	COAST REDWOOD	FAIR	18.8	REMOVE			
16	COAST REDWOOD	FAIR-GOOD	25.5	REMOVE			
17	COAST REDWOOD	POOR	6.1, 13.7	REMOVE			
18	COAST REDWOOD	POOR-FAIR	19.1, 10.8	REMOVE			
19	COAST REDWOOD	POOR	17.8	REMOVE			
20	COAST REDWOOD	FAIR	29.9	REMOVE			

ARBORIST REPORT

#	COMMON NAME	CONDITION	DIAMETER (inches)	PRESERVE OR REMOVE	TREE PROTECTION ZONE (feet from trunk)	FENCING	IRRIGATION
21	Canary island pine	POOR	15.6	REMOVE			
22	Canary island pine	POOR	18.2, 16.9	REMOVE			
23	Canary island pine	POOR	23.9	REMOVE			
24	Canary island pine	POOR	28.5	PRESERVE	5	STRAW BALE BARRIER	Once per two months
25	Canary island pine	POOR-FAIR	25.3	REMOVE			
26	Canary island pine	POOR	16.9	REMOVE			
27	Coast live oak	FAIR	10.2	PRESERVE	12	Chain-link or stake-wire-orange plastic	
28	Coast live oak	FAIR	10.8	PRESERVE	15	Chain-link or stake-wire-orange plastic	
29	Canary island pine	VERY POOR-POOR	12.7	REMOVE			
30	Canary island pine	VERY POOR-POOR	15.4	REMOVE			
31	Italian stone pine	FAIR	32.2	PRESERVE	95	Chain-link or stake-wire-orange plastic	


CONTOUR INTERVAL = 2.0'
NOTE
ANY AND ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE LOCATIONS DERIVED FROM AVAILABLE RECORDS.
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 48 HOURS PRIOR TO DIGGING.
SCALE 1"=10'
LOT 67
53 M 12
LOT 66
53 M 12
PARCEL B
173 PM 34
PARCEL A
173 PM 34
APN 232-052-010
SWARTS
53 M 12
SESSIONS ROAD
SESSIONS ROAD PER 08 R/N 144267
CENTER LINE EASEMENT PER 196 OR 142 SCALED PER 53 M 12
CENTER LINE ROAD R/W SCALED PER 53 M 12
10' WIDE PAVED DRAINAGE SWALE
EDGE OF PAVEMENT (TYP.)
OVERHEAD WIRES
OVERHEAD WIRE
15" UNDERGROUND STORM PIPE
ASSUMED DIRECTION
PROPOSED EASEMENT LINE
STACKED BROKEN CONCRETE WALL
WOOD RETAINING WALL
STONE RETAINING WALL
STEPS
EXISTING GARAGE
EXISTING HOUSE
SIERRA VISTA WAY
(FORMERLY FIRST STREET)
(50' WIDE)
R=150.00
Δ=21°19'26"
L=186.99
L=37.63'
25'
25'
FENCE
#1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13 #14 #15 #16 #17 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31

Digitally signed by Michael Baefsky
DN: CN = Michael Baefsky, C = US, O = Baefsky and Associates
Reason: Consulting Certified Arborist WE0222A
Location: Orinda, California
Date: 2007.07.06 10:08:46 -07'00'

Mr. Richard Holt Lot 66, Sierra Vista Way, Lafayette CA July 6, 2007
ARBORIST REPORT

BAEFSKY & ASSOCIATES
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REV: 5-09-07
REV: 3-16-05

HOWARD G. MARTIN LS 6490
EXP. DATE 6-30-08

TOPOGRAPHY OF A PORTION OF LOT 66
LA CANYADA PARK - UNIT NO. 2
(55 M 12)
CITY OF LAFAYETTE
CONTRA COSTA COUNTY, CALIFORNIA

SCHELL AND MARTIN, INC.
LAND SURVEYING AND CIVIL ENGINEERING
3377 MT. DIABLO BOULEVARD
LAFAYETTE, CALIFORNIA 925 283-8111

FOR: DICK HOLT
85 MORAGA WAY
ORINDA, CA 94563

BY HGM/RGA FB 494,530 P 10-45, 19-20 JOB NO. 401-034
504 60-61
DATE 10/27/2003 SCALE 1"= 10' SHEET 1 OF 1

C:\0_DRIVE\PROJECTS\401\2003\401-034\401-034 HOLT TOPO 5 7 07.dwg Fri Jun 15 08:07:08 2007

BAEFSKY & ASSOCIATES
ENVIRONMENTAL LANDSCAPE CONSULTING

April 1, 2008

Mr. Dick Holt
C/o Caldwell Banker
85 Moraga Way
Orinda, CA 94563

RECEIVED
APR 0 3 2008
CITY OF LAFAYETTE
PLANNING DEPT.

Job Site: Lot 66 Sierra Vista Way, Lafayette CA

Subject: Updated Arborist Report

Dear Mr. Holt,

The following memo is an update to the Baefsky & Associates Arborist Report, dated July 6, 2007. This update includes revisions to Appendix B (Construction Impacts) and Appendix C (Recommendations) of the report, as well as changes to details contained in the report related to impacts on specific trees from proposed construction, as well as recommendations to remove or preserve, and preservation details.

I am providing this memo due to a City of Lafayette request for an updated Arborist Report, based on the current house plan and driveway. In preparing this memo, analysis of probable construction impacts to trees relied on the Schell and Martin, Inc. Preliminary Site Map, revised March 28, 2008.

Revised Summary of Impacts to Trees

IMPACT	NUMBER OF TREES	TOTAL PERCENT OF POPULATION EVALUATED
Reduced Vigor, Increased Failure Potential	3	10%
Reduced Vigor	1	3%
No Visible Impacts	5	16%
Loss	22	71%

Revised Recommendations

- Remove twenty trees that are likely to fail due to site work, and two trees due to their existing (very poor) condition ratings
- Preserve nine trees

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APPENDIX B – CONSTRUCTION IMPACTS

#	COMMON NAME	DIAMETER (inches)	CONDITION	CLOSEST ITEM	DISTANCE FROM TRUNK (feet)	IMPACT
1	COAST REDWOOD	13.1	GOOD	DRIVEWAY	0	LOSS
2	COAST REDWOOD	3.8	FAIR	DRIVEWAY	0	LOSS
3	COAST REDWOOD	9.2	POOR-FAIR	DRIVEWAY	5.5	REDUCED VIGOR, INCREASED FAILURE POTENTIAL
4	COAST REDWOOD	13.1	FAIR	DRIVEWAY	0	LOSS
5	COAST LIVE OAK	22.3	FAIR	RETAINING WALL	2.5	REDUCED VIGOR, INCREASED FAILURE POTENTIAL
6	VALLEY OAK	26.1	POOR	STORM DRAIN INLET	12	REDUCED VIGOR, INCREASED FAILURE POTENTIAL
7	CA PEPPERTREE	20.7	VERY POOR-POOR	DRIVEWAY	0	LOSS
8	COAST REDWOOD	8.8	FAIR	STORM DRAIN	5	REDUCED VIGOR
9	COAST REDWOOD	21.7, 12.7	POOR-FAIR	HOUSE	0	LOSS
10	COAST REDWOOD	21.0	FAIR	HOUSE	0	LOSS
11	COAST REDWOOD	24.8	FAIR	HOUSE	0	LOSS
12	COAST REDWOOD	18.0	FAIR	HOUSE	0	LOSS
13	COAST REDWOOD	22.9. 11.8	FAIR	HOUSE	0	LOSS
14	COAST REDWOOD	22.3	FAIR-GOOD	HOUSE	0	LOSS
15	COAST REDWOOD	18.8	FAIR	HOUSE	0	LOSS
16	COAST REDWOOD	25.5	FAIR-GOOD	HOUSE	2	LOSS

#	COMMON NAME	DIAMETER (inches)	CONDITION	CLOSEST ITEM	DISTANCE FROM TRUNK (feet)	IMPACT
17	COAST REDWOOD	6.1, 13.7	POOR	HOUSE	0	LOSS
18	COAST REDWOOD	19.1, 10.8	POOR-FAIR	HOUSE	0	LOSS
19	COAST REDWOOD	17.8	POOR	HOUSE	0	LOSS
20	COAST REDWOOD	29.9	FAIR	HOUSE	2	LOSS
21	Canary island pine	15.6	POOR	HOUSE	0	LOSS
22	Canary island pine	18.2, 16.9	POOR	HOUSE	1	LOSS
23	Canary island pine	23.9	POOR	PARKING	1	LOSS
24	Canary island pine	28.5	POOR	DRIVEWAY	0	LOSS
25	Canary island pine	25.3	POOR-FAIR	DRIVEWAY	0	LOSS
26	Canary island pine	16.9	POOR	DRIVEWAY	1	LOSS
27	Coast live oak	10.2	FAIR	GRADING	12	NO VISIBLE IMPACT
28	Coast live oak	10.8	FAIR	GRADING	20	NO VISIBLE IMPACT
29	Canary island pine	12.7	VERY POOR-POOR	DRIVEWAY	20	REDUCED VIGOR, INCREASED FAILURE POTENTIAL
30	Canary island pine	15.4	VERY POOR-POOR	DRIVEWAY	20	REDUCED VIGOR, INCREASED FAILURE POTENTIAL
31	Italian stone pine	32.2	FAIR	DRIVEWAY	95	NO VISIBLE IMPACT

APPENDIX C: RECOMMENDATIONS

#	COMMON NAME	CONDITION	DIAMETER (inches)	PRESERVE OR REMOVE	TREE PROTECTION ZONE (feet from trunk)	FENCING	IRRIGATION
1	COAST REDWOOD	GOOD	13.1	REMOVE			
2	COAST REDWOOD	FAIR	3.8	REMOVE			
3	COAST REDWOOD	POOR	9.2	PRESERVE	5	Straw bale barrier	Monthly
4	COAST REDWOOD	FAIR	13.1	PRESERVE	28	Chain-link or stake-wire-orange plastic	Same as above
5	COAST LIVE OAK	FAIR	22.3	PRESERVE	5 to 20	Fence as above, with straw bale barrier at retaining wall	
6	VALLEY OAK	POOR	26.1	PRESERVE	11	Same as above	Every two months
7	CA PEPPERTREE	VERY POOR – POOR	20.7	REMOVE			
8	COAST REDWOOD	FAIR	8.8	PRESERVE	5	STRAW BALE BARRIER	Monthly
9	COAST REDWOOD	POOR-FAIR	21.7, 12.7	REMOVE			
10	COAST REDWOOD	FAIR	21	REMOVE			
11	COAST REDWOOD	FAIR	24.8	REMOVE			
12	COAST REDWOOD	FAIR	18	REMOVE			
13	COAST REDWOOD	FAIR	22.9. 11.8	REMOVE			
14	COAST REDWOOD	FAIR-GOOD	22.3	REMOVE			
15	COAST REDWOOD	FAIR	18.8	REMOVE			
16	COAST REDWOOD	FAIR-GOOD	25.5	REMOVE			
17	COAST REDWOOD	POOR	6.1, 13.7	REMOVE			
18	COAST REDWOOD	POOR-FAIR	19.1, 10.8	REMOVE			

#	COMMON NAME	CONDITION	DIAMETER (inches)	PRESERVE OR REMOVE	TREE PROTECTION ZONE (feet from trunk)	FENCING	IRRIGATION
19	COAST REDWOOD	POOR	17.8	REMOVE			
20	COAST REDWOOD	FAIR	29.9	REMOVE			
21	Canary island pine	POOR	15.6	REMOVE			
22	Canary island pine	POOR	18.2, 16.9	REMOVE			
23	Canary island pine	POOR	23.9	REMOVE			
24	Canary island pine	POOR	28.5	REMOVE			
25	Canary island pine	POOR-FAIR	25.3	REMOVE			
26	Canary island pine	POOR	16.9	REMOVE			
27	Coast live oak	FAIR	10.2	PRESERVE	12	Chain-link or stake-wire-orange plastic	
28	Coast live oak	FAIR	10.8	PRESERVE	15	Chain-link or stake-wire-orange plastic	
29	Canary island pine	VERY POOR-POOR	12.7	REMOVE			
30	Canary island pine	VERY POOR-POOR	15.4	REMOVE			
31	Italian stone pine	FAIR	32.2	PRESERVE	95	Chain-link or stake-wire-orange plastic	

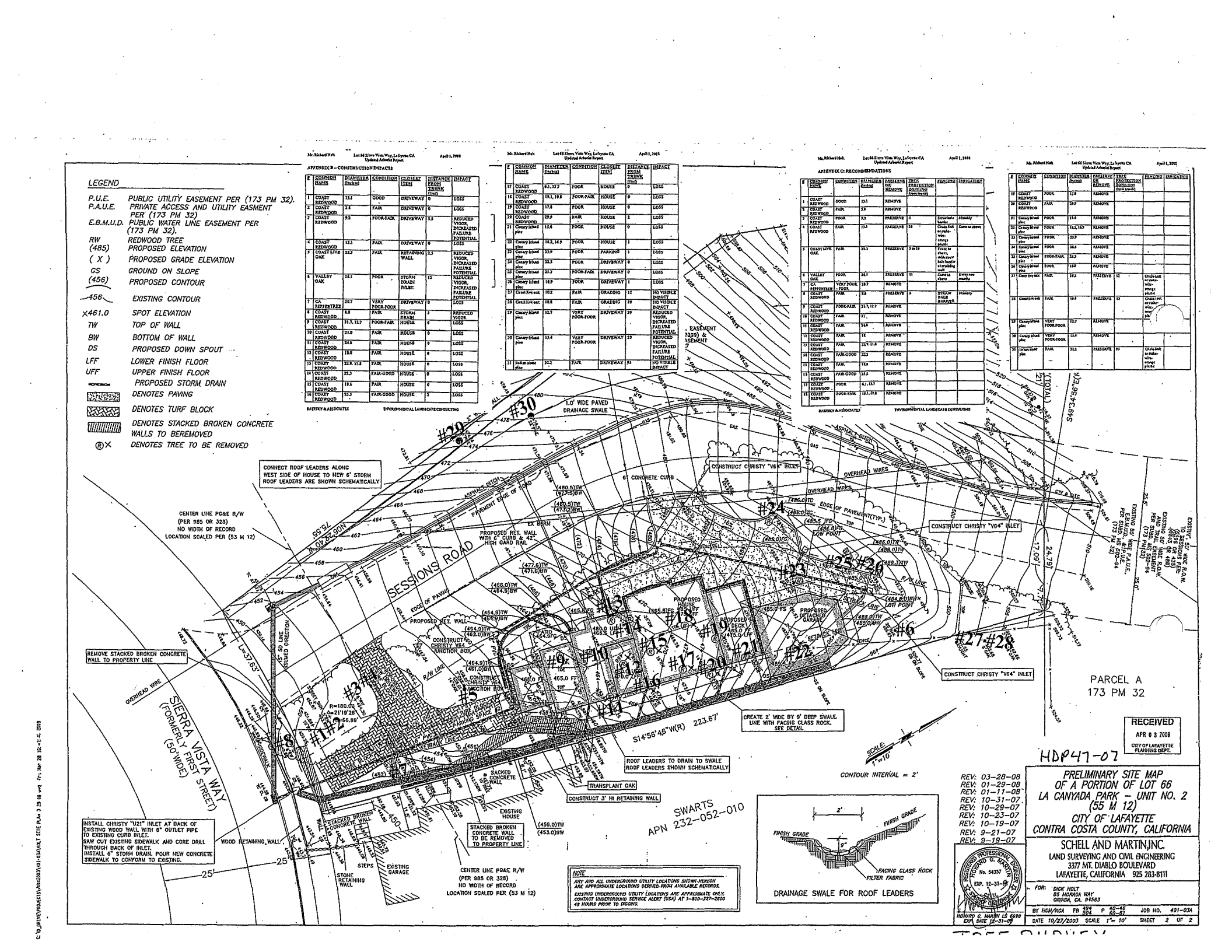
CERTIFICATION OF PERFORMANCE

I, Michael Baefsky certify:

- That I have personally inspected the trees and the property referred to in this report, and have stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am Registered Consulting Arborist #456, a member of the American Society of Consulting Arborists, and acknowledge, accept, and adhere to the ASCA Standards of Professional Practice. I am International Society of Arboriculture Certified Arborist #WE0222A, and have been involved in the practice of arboriculture and the study of trees for over twenty years.

Signed: _____ *Date:* 4/1/08


LEGEND
P.U.E. PUBLIC UTILITY EASEMENT PER (173 PM 32).
P.A.U.E. PRIVATE ACCESS AND UTILITY EASMENT PER (173 PM 32)
E.B.M.U.D. PUBLIC WATER LINE EASEMENT PER (173 PM 32).
RW REDWOOD TREE
(485) PROPOSED ELEVATION
(X) PROPOSED GRADE ELEVATION
GS GROUND ON SLOPE
(456) PROPOSED CONTOUR
456 EXISTING CONTOUR
X461.0 SPOT ELEVATION
TW TOP OF WALL
BW BOTTOM OF WALL
DS PROPOSED DOWN SPOUT
LFF LOWER FINISH FLOOR
UFF UPPER FINISH FLOOR
PROPOSED STORM DRAIN
DENOTES PAVING
DENOTES TURF BLOCK
DENOTES STACKED BROKEN CONCRETE WALLS TO BEREMOVED
DENOTES TREE TO BE REMOVED
APPENDIX B – CONSTRUCTION IMPACTS
APPENDIX C: RECOMMENDATIONS
BARSKY & ASSOCIATES ENVIRONMENTAL LANDSCAPE CONSULTING
CONNECT ROOF LEADERS ALONG WEST SIDE OF HOUSE TO NEW 6" STORM ROOF LEADERS ARE SHOWN SCHEMATICALLY
1.0' WIDE PAVED DRAINAGE SWALE
CONSTRUCT CHRISTY "V64" INLET
6" CONCRETE CURB
EDGE OF PAVEMENT(TYP.)
OVERHEAD WIRES
CENTER LINE PG&E R/W (PER 985 OR 328) NO WIDTH OF RECORD LOCATION SCALED PER (53 M 12)
SESSIONS ROAD
PROPOSED RET. WALL WITH 6" CURB & 42" HIGH GARD RAIL
EX BERM
PROPOSED RET. WALL
PROPOSED HOUSE
PROPOSED DETACHED GARAGE
PROPOSED DECK
PATIO
CONSTRUCT CHRISTY V64 JUNCTION BOX
REMOVE STACKED BROKEN CONCRETE WALL TO PROPERTY LINE
SIERRA VISTA WAY (FORMERLY FIRST STREET) (50' WIDE)
CREATE 2' WIDE BY 9' DEEP SWALE. LINE WITH FACING CLASS ROCK. SEE DETAIL
ROOF LEADERS TO DRAIN TO SWALE ROOF LEADERS SHOWN SCHEMATICALLY
TRANSPLANT OAK
CONSTRUCT 3' HI RETAINING WALL
INSTALL CHRISTY "U21" INLET AT BACK OF EXISTING WOOD WALL WITH 6" OUTLET PIPE TO EXISTING CURB INLET. SAW CUT EXISTING SIDEWALK AND CORE DRILL THROUGH BACK OF INLET. INSTALL 6" STORM DRAIN. POUR NEW CONCRETE SIDEWALK TO CONFORM TO EXISTING.
WOOD RETAINING WALL
STACKED BROKEN CONCRETE WALL
STACKED BROKEN CONCRETE WALL TO BE REMOVED TO PROPERTY LINE
EXISTING HOUSE
EXISTING GARAGE
STEPS
STONE RETAINING WALL
CENTER LINE PG&E R/W (PER 985 OR 328) NO WIDTH OF RECORD LOCATION SCALED PER (53 M 12)
EASEMENT 1289 & 1290
SWARTS APN 232-052-010
PARCEL A 173 PM 32
CONTOUR INTERVAL = 2'
SCALE: 1"=10'
DRAINAGE SWALE FOR ROOF LEADERS
FACING CLASS ROCK FILTER FABRIC
FINISH GRADE
NOTE
ANY AND ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE LOCATIONS DERIVED FROM AVAILABLE RECORDS.
EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 48 HOURS PRIOR TO DIGGING.
RECEIVED
APR 03 2008
CITY OF LAFAYETTE PLANNING DEPT.
HDP47-07
REV: 03-28-08
REV: 01-29-08
REV: 01-11-08
REV: 10-31-07
REV: 10-29-07
REV: 10-23-07
REV: 10-19-07
REV: 9-21-07
REV: 9-19-07
PRELIMINARY SITE MAP OF A PORTION OF LOT 66 LA CANYADA PARK – UNIT NO. 2 (55 M 12) CITY OF LAFAYETTE CONTRA COSTA COUNTY, CALIFORNIA
SCHELL AND MARTIN,INC.
LAND SURVEYING AND CIVIL ENGINEERING
3377 MT. DIABLO BOULEVARD
LAFAYETTE, CALIFORNIA 925 283-8111
REGISTERED PROFESSIONAL ENGINEER HOWARD G. MARTIN No. 54357 EXP. 12-31-09 CIVIL
HOWARD G. MARTIN IS 6690 EXP. DATE 12-31-09
FOR: DICK HOLT 85 MORAGA WAY ORINDA, CA. 94563
BY HGM/RGA FB 496 504 P 40-46 60-61 JOB NO. 401-03A
DATE 10/27/2003 SCALE 1"= 10' SHEET 2 OF 2
TREE SURVEY

INSIDEOUT architecture | interiors | landscape

RECEIVED
MAY 28 2008
CITY OF LAFAYETTE
PLANNING DEPT.

May 25, 2008

Christine Sinnette, Senior Planner
City of Lafayette
3675 Mt. Diablo Blvd.
Lafayette, California 94549

RE: HDP47-07 RICHARD W. HOLT (APPLICANT), LAMORINDA PROPERTIES (OWNER), R-10 ZONING, Account #1774

Dear Christine,

We have reviewed the submitted set of plans for a hillside development on a vacant lot at the intersection of Sierra Vista Way and Sessions Road. The plans are preliminary in nature, focusing on the massing and siting of a proposed two story single family. The architectural plans are dated March 14, 2008. The Preliminary Site Map is dated March 28, 2008.

Also reviewed was an arborist report, dated July 6, 2007, and a follow up memo dated April 1, 2008, prepared by Baefsky & Associates.

A site visit was made on May 21, 2008.

Site Observations and Recommendations

The property is located in the lower hills north of downtown. The subdivision along this portion of Sierra Vista Way was developed in the 1950s and 1960s and consists of mostly one story residences.

Any type of development on the truncated lot would prove to be challenging:

- Sessions Road bisects the lot running along the southwest property line, then traversing through the center as it climbs the hill. This leaves a relatively slender portion of the site 'available' for building.
- An existing swale runs the length of the lot between Sessions Road and the eastern property line (and the neighboring residence at 1139 Sierra Vista Way).

- The topography of the site ranges between a 4:1 slope near the lower portion at Sierra Vista Way and steepens to a 2:1 slope towards the back. The change in grade between the subject property and the existing residence to the east at 1139 Sierra Vista Way is significant (this is largely due to the excavated cut made into the hillside for the neighboring residence).
- Per conversations with the project planner, view impacts and disturbances due to site improvements on the property have been well documented.

Existing Trees and Recommended Mitigation Measures

Existing trees on the property are namely Canary Island pines, *Pinus canariensis*, and redwoods, *Sequoia sempervirens*. Other species include coast live oak, *Quercus agrifolia*, valley oak, *Quercus lobata*, Italian stone pine, *Pinus pinea*, and California pepper, *Schinus molle*.

While the trees have been tagged on site, it appears the numbers were written on copper tags with a marker, all of which have faded and are no longer legible. Please numerically tag all existing trees, per numbers listed on the Tree Survey. Utilize engraved metallic pendants.

The submitted arborist report is thorough. We agree with the majority of recommendations presented by Mr. Baefsky. Listed in the attached chart labeled *Tree Inventory & Replacement Tree Calculations*, are replacement tree counts for proposed tree removals. Additional recommendations are also given, regarding tree removal and tree preservation. Trees deemed to be preserved and not impacted are not listed.

All replacement tree counts for protected trees removed from the property are calculated by the following formula stated in the city of *Lafayette's Tree Protection Ordinance*:

- Replacement trees of two (2) 15 gallon species for each 6" of the diameter, or fraction there of, of the tree to be removed. The diameter of a multi-trunked tree is the sum of the diameters of its component trunks.

'Protected' trees are classified as a tree of *any* species with a diameter of six inches or more, regarding a development application on an undeveloped parcel.

For the non-native trees removed from the site, we recommend replacement trees be specified as either coast live oak or valley oak (both noted within the vicinity). Any substitutions must be approved by the city. Due to the relatively limited space on site and the high number of replacement trees, it is likely that the subject property can not accommodate all of the required replacement trees. In such instances, in-lieu of on-site replacement trees, the applicant may make payments set forth by the city council for each 15 gallon replacement tree. The in-lieu payment shall be used by the city for

a tree education or tree planting program. Recent values have equaled $250 per 15 gallon replacement tree.

Due to the high number of replacement trees (164-180, see chart below), the applicant may elect to utilize the following substitutions:

- Two (2) 15 gallon replacement trees in exchange for the planting of one (1) 24" box sized tree
- Four (4) 15 gallon replacement trees in exchange for the planting of one (1) 36" box sized tree
- Eight (8) 15 gallon replacement trees in exchange for the planting of one (1) 48" box sized tree
- Sixteen (16) 15 gallon replacement trees in exchange for the planting of one (1) 60" box sized tree
- Thirty-two (32) 15 gallon replacement trees in exchange for the planting of one (1) 72" box sized tree

If trees greater than 24" box sized containers are planted on the subject property or adjacent property, we suggest that the city and/or project arborist inspect each prior to planting. We also highly recommend that the project arborist be on-site to properly prepare rootball and planting pit at the time of planting.

Tree Inventory & Replacement Tree Calculation

#	Species	Dia.	Project arborist comments/ *Insideout Design Comments*	Save / Remove	Replacement Trees
1	Coast redwood	13"	Project arborist notes loss due to driveway impact. *Per supplied Site Map, it appears driveway is located 10 feet away (tree is shown to remain). Given proper tree protection measures are observed, tree should tolerate construction impacts. We recommend preservation.*	Save	---
2	Coast redwood	4"	Project arborist notes loss due to driveway impact. *Per supplied Site Map, it appears driveway is located 10 feet away (tree is shown to remain). Given proper tree protection measures are observed, tree should tolerate construction impacts. We recommend preservation.*	Save	---

4	Coast redwood	13"	'Fair' condition. Preserve *Tree is shown inside turf block area. Would require removal. We suggest turf block relocated to preserve tree.*	Save	---
5	Coast live oak	9", 14"	PA notes in the revised memo that the retaining wall is 2½' from tree. Reduced vigor, increased failure potential. Previously he stated "'buried' root crown, leaning, recent wounds, 'fair' condition". *The proposed retaining wall appears to be 11 feet away from oak. Proposed grading places fill within 6 feet of root crown. Proposed turf block is located within 4 feet of root crown.* *Given the poor structure of the oak, we suggest as plans progress for the property, great efforts should not be placed on its preservation. This would be especially valid if the oak's removal improved the architectural siting (minimized visual impact) of the residence.* *If the oak is preserved, we suggest no grading be made within 10 feet of tree and the turf block be removed from the vicinity. Retain project arborist to restore grade at root crown.*	TBD	8^
7	California pepper	21"	PA recommends removal based on 'very poor/poor' condition. *Tree does not appear to present a hazard. The applicant may retain tree if so desired*	TBD	8^
8	Coast redwood	9"	PA notes tree is 5 feet from proposed storm drain and describes impact as 'reduced vigor, increased failure potential'. *The proposed removal of the stacked broken concrete wall would likely place an adverse impact on tree. If wall is removed, we suggest that the arborist be on-site at the time of demolition.*	Save	---
9	Coast redwood	22", 13"	Building conflict.	Remove	12
10	Coast redwood	21"	Building conflict.	Remove	8
11	Coast redwood	25"	Building conflict.	Remove	10

12	Coast redwood	18″	Building conflict.	Remove	6
13	Coast redwood	23″, 12″	Building conflict.	Remove	12
14	Coast redwood	22″	Building conflict.	Remove	8
15	Coast redwood	19″	Building conflict.	Remove	8
16	Coast redwood	26″	Building conflict.	Remove	6
17	Coast redwood	6″, 14″	Building conflict.	Remove	8
18	Coast redwood	19″, 11″	Building conflict.	Remove	10
19	Coast redwood	18″	Building conflict.	Remove	8
20	Coast redwood	30″	Building conflict.	Remove	10
21	Canary island pine	16″	Building conflict.	Remove	6
22	Canary island pine	18″, 17″	Building conflict.	Remove	12
24	Canary island pine	29″	Building conflict.	Remove	10
23	Canary island pine	24″	Driveway conflict.	Remove	4
25	Canary island pine	25″	Driveway conflict.	Remove	8
26	Canary island pine	17″	Driveway conflict.	Remove	6
29	Canary island pine	13″	Rated as 'very poor-poor'. Removal recommended. *Tree is shown to remain on the Preliminary Site Map. While the tree is outside of the scope of work and would not likely be impacted, we agree with the PA and recommend removal at this time of site improvements. Due to the proximity to the neighboring residence at 1117 Sierra Vista Way, the tree will soon present a hazard.*	Remove	6

30	Canary island pine	15"	*Same as above*	Remove	6

^Replacement count may be reduced if tree is preserved.

The total replacement tree count would range between one hundred sixty-four to one hundred eighty (164-180) 15 gallon replacement trees per the proposed Site Plan.

Recommendations for *Preliminary Site Map*

1. Please include a graphic scale on subsequent plans.
2. Number trees per arborist report.
3. Reconsider the use of two access points (and 'curb cuts') along Sessions Road by consolidating driveway and parking areas. If the proposed turf block remains, verify that the 11% slope would not be problematic regarding vehicular traction.
4. A 3' high retaining wall is shown along the southeastern property line. Based on the proposed grades versus the existing grades at the neighboring residence (and the height of the existing concrete retaining wall in the vicinity), it appears the change in grade would be closer to 5 or 6 feet. Please verify finished grades and provide railings if applicable.
5. As plans progress, please include arborist recommendations on the final Grading Plan or on a Separate Tree Protection sheet.

Please contact us if you have questions or need additional information.

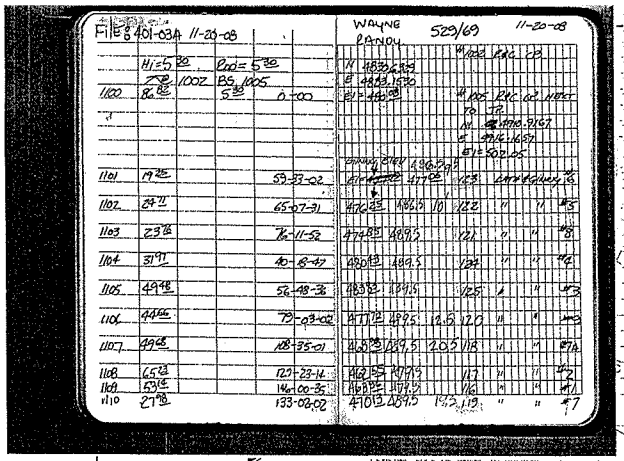
Sincerely,

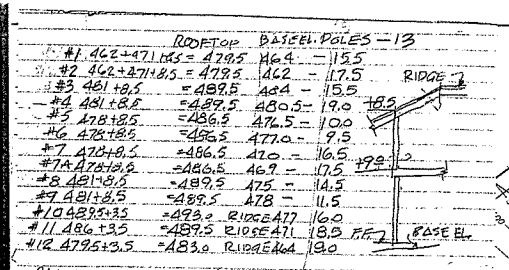
INSIDEOUT DESIGN, INC

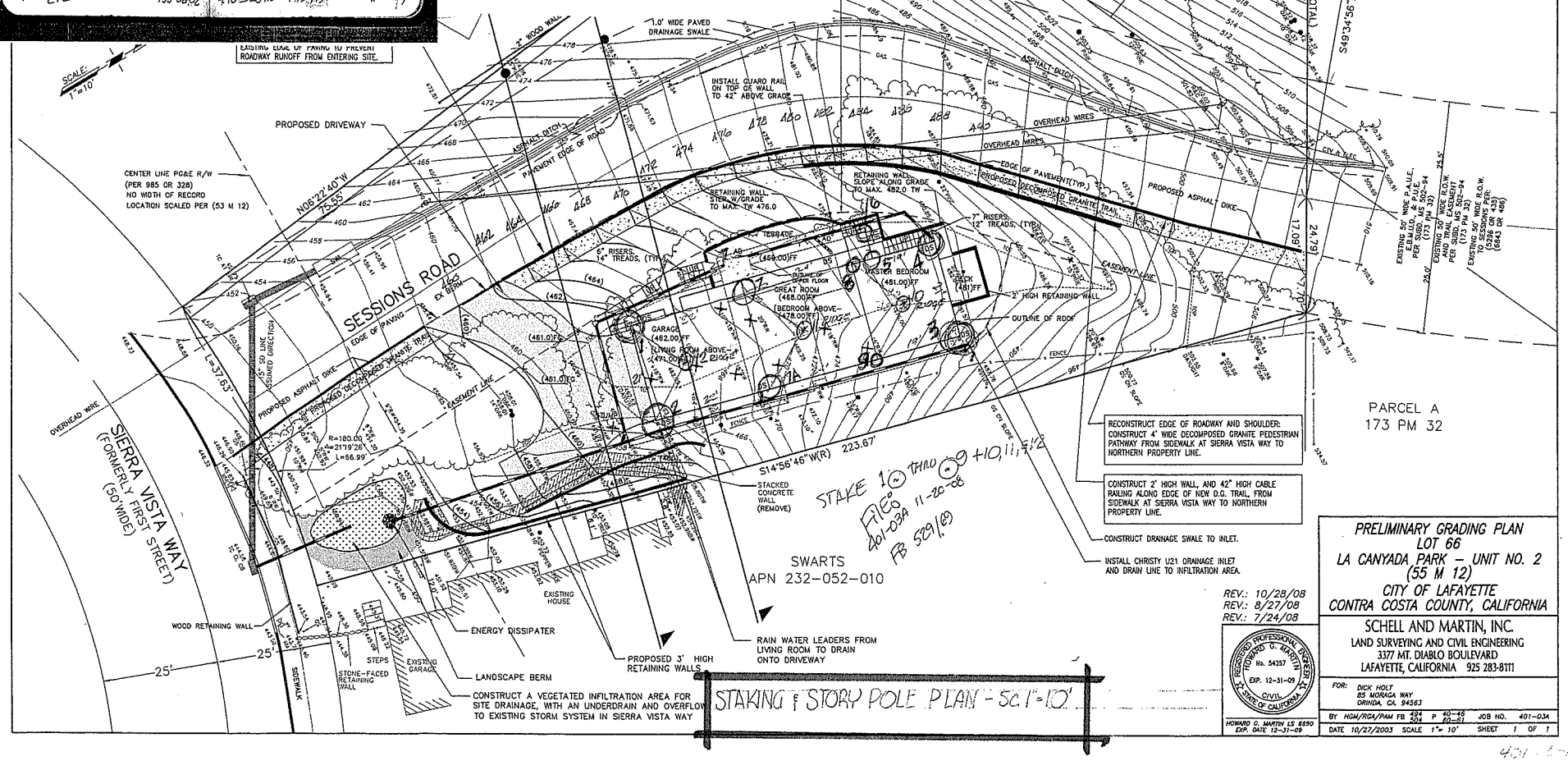
Pennell Phillips

Landscape Consultant

Certified Arborist, WE-6608A






SESSIONS ROAD
SIERRA VISTA WAY
(FORMERLY FIRST STREET)
(50' WIDE)
PROPOSED DRIVEWAY
CENTER LINE PG&E R/W
(PER 985 OR 328)
NO WIDTH OF RECORD
LOCATION SCALED PER (53 M 12)
N06°22'40"W
75.55
L=37.63'
R=180.00'
Δ=21°19'26"
L=66.99'
S14°56'46"W(R) 223.67'
N21°02'08"E
98.50'
LOT 66
53 M 12
PARCEL B
173 PM 32
PARCEL A
173 PM 32
S49°34'56"E(R)
127.00'(TOTAL)
102.21'
24.79'
17.09'
SCALE: 1"=10'
EXISTING EDGE OF PAVING TO PREVENT ROADWAY RUNOFF FROM ENTERING SITE.
1.0' WIDE PAVED DRAINAGE SWALE
2" WOOD WALL
INSTALL GUARD RAIL ON TOP OF WALL TO 42" ABOVE GRADE
ASPHALT DITCH
PAVEMENT EDGE OF ROAD
OVERHEAD WIRES
EDGE OF PAVING
EDGE OF DECOMPOSED GRANITE TRAIL
PROPOSED ASPHALT DIKE
RETAINING WALL SLOPE ALONG GRADE TO MAX. 452.0 TW
RETAINING WALL STEP W/GRADE TO MAX. TW 476.0
TERRACE
6" RISERS, 14" TREADS, (TYP.)
7" RISERS, 12" TREADS, (TYP.)
GARAGE (462.00)FF
LIVING ROOM ABOVE (471.00)FF
MASTER BEDROOM (481.00)FF
DECK (481)FF
GREAT ROOM (488.00)FF
(BEDROOM ABOVE (478.00)FF)
2' HIGH RETAINING WALL
OUTLINE OF ROOF
FENCE
EASEMENT LINE
EXISTING 50' WIDE P.G.&E. EASEMENT PER (985 OR 328) (173 PM 32)
EXISTING 50' WIDE P.G.&E. EASEMENT PER (985 OR 328) (173 PM 32)
EXISTING 30' WIDE P.G.&E. EASEMENT TO SESSIONS PER (5243 OR 435) (6843 OR 486)
EXISTING 50' WIDE P.U.E. AND TRAIL EASEMENT PER (173 PM 32)
EXISTING 50' WIDE P.U.E. AND TRAIL EASEMENT PER (173 PM 32)
SWARTS
APN 232-052-010
STACKED CONCRETE WALL (REMOVE)
WOOD RETAINING WALL
STEPS
STONE-FACED RETAINING WALL
EXISTING GARAGE
EXISTING HOUSE
ENERGY DISSIPATER
LANDSCAPE BERM
SIDEWALK
25'
PROPOSED 3' HIGH RETAINING WALLS
RAIN WATER LEADERS FROM LIVING ROOM TO DRAIN ONTO DRIVEWAY
CONSTRUCT A VEGETATED INFILTRATION AREA FOR SITE DRAINAGE, WITH AN UNDERDRAIN AND OVERFLOW TO EXISTING STORM SYSTEM IN SIERRA VISTA WAY
RECONSTRUCT EDGE OF ROADWAY AND SHOULDER: CONSTRUCT 4' WIDE DECOMPOSED GRANITE PEDESTRIAN PATHWAY FROM SIDEWALK AT SIERRA VISTA WAY TO NORTHERN PROPERTY LINE.
CONSTRUCT 2' HIGH WALL, AND 42" HIGH CABLE RAILING ALONG EDGE OF NEW D.G. TRAIL FROM SIDEWALK AT SIERRA VISTA WAY TO NORTHERN PROPERTY LINE.
CONSTRUCT DRAINAGE SWALE TO INLET.
INSTALL CHRISTY U21 DRAINAGE INLET AND DRAIN LINE TO INFILTRATION AREA.
STAKE 1 THRU 9 +10, 11, 5½
FILE 401-03A 11-20-08
FB 529/69
STAKING 1 STORY POLE PLAN - Sc 1"=10'

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NOV 25 2008
CITY OF LAFAYETTE
PLANNING DEPT.

REV.: 10/28/08
REV.: 8/27/08
REV.: 7/24/08

REGISTERED PROFESSIONAL ENGINEER
HOWARD G. MARTIN
No. 54357
EXP. 12-31-09
CIVIL
STATE OF CALIFORNIA
HOWARD G. MARTIN LS 6890
EXP. DATE 12-31-09

PRELIMINARY GRADING PLAN
LOT 66
LA CANYADA PARK – UNIT NO. 2
(55 M 12)
CITY OF LAFAYETTE
CONTRA COSTA COUNTY, CALIFORNIA

SCHELL AND MARTIN, INC.
LAND SURVEYING AND CIVIL ENGINEERING
3377 MT. DIABLO BOULEVARD
LAFAYETTE, CALIFORNIA 925 283-8111

FOR: DICK HOLT
85 MORAGA WAY
ORINDA, CA. 94563

BY HGM/RGA/PAM FB 424 P 50-46 JOB NO. 401-03A
524 60-61
DATE 10/27/2003 SCALE 1"= 10' SHEET 1 OF 1

V:\PROJECTS\JAN2001\401-03A\HOLT PRELIMINARY GRADING PLAN 9 25 08.dwg Tue Oct 28 18:42:13 2008

401 - 64

ATTACHMENT 8

Contra Costa County **Fire Protection District**

Fire Chief
KEITH RICHTER

January 4, 2008

RECEIVED

JAN 0 9 2008

CITY OF LAFAYETTE
PLANNING DEPT.

Ms. Christine Sinnette
City of Lafayette
Planning Services Division
3675 Mt. Diablo Blvd., Suite 210
Lafayette, CA 94549

Subject: HDP47-07; Holt Residence
Sessions Road, Lafayette
APN: 232-052-019
CCCFPD Project No.: 109579-PL

Dear Ms. Sinnette:

We have reviewed the **revised** development plan application to construct a 3,615 square foot, two-story single-family residence at the subject location. Two proposed locations are being provided for the new home. This project is governed by codes, regulations, and ordinances administered by this Fire District and the State Fire Marshal's Office. **If this project is approved by your office, the following shall be included as part of the conditions of approval in accordance with the Health and Safety Code, the 2001 California Fire Code (CFC), 2001 California Building Code (CBC), and other applicable regulations (i.e., Public Resource Code (PRC), Local and County Ordinances, and Community General Plans, etc.):**

1. The developer shall provide one hydrant of the East Bay type. ***Hydrant location will be determined by this office.*** (903.4.2) CFC

2. The roadway surface transition from Sierra Vista Way to Sessions Road shall provide for a grade difference of no greater than ten% within the first ten feet of a grade break. (902.2.2.6) CFC

3. The developer shall submit three copies of site improvement plans indicating all existing or proposed utilities and fire apparatus access roadways for review and approval prior to construction. (902.2.2.1) CFC

   Note: This submittal shall be used to locate the above-required hydrant.

4. ***Hydrant shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (8704.1) CFC

5. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1750 GPM. Required flow shall be delivered from not more than one hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (903.3) CFC

6. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches high with ½-inch stroke or larger as required to be readily visible from the street. (901.4.4) CFC

7. The homeowner shall maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 30 feet of buildings or structures. (Appendix II-A, Section 16.1) CFC

8. Submit plans to: Contra Costa County Fire Protection District
2010 Geary Road
Pleasant Hill, CA 94523

9. To schedule field inspections and tests call **925.941.3323** ***prior to*** 3 p.m. a minimum of two working days in advance.

The above-referenced CCCFPD Project Number shall be required in all correspondence or communication with the Fire District.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

Projects beginning construction more than one year from approval may be subject to additional requirements.

Submit to the Fire District a copy of the conditions of approval as set forth on the subject project.

If you have any questions regarding this matter, please contact this office at 925.941.3300.

Sincerely,

Ted Leach
Fire Prevention Technician

TL/mm

c: Richard Holt
3929 Woodside Court
Lafayette, CA 94549

Schell and Martin
3377 Mt. Diablo Boulevard
Lafayette, CA 94549

Contra Costa County Fire Protection District

Fire Chief
KEITH RICHTER

August 21, 2008

RECEIVED
AUG 22 2008
CITY OF LAFAYETTE
PLANNING DEPT.

Dick Holt
3929 Woodside Court
Lafayette, CA 94549

Subject: HDP47-07; Holt Residence
Sessions Road, Lafayette
APN: 232-052-019
CCCFPD Project No.: 109579-PL

Dear Mr. Holt:

We have reviewed the ***revised*** development plan application, received by this office on August 13, 2008, to construct a 3,615 square foot, two-story, single-family residence at the subject location. **The following shall be included as part of the conditions of approval in accordance with the Health and Safety Code, the 2007 California Fire Code (CFC), the 2007 California Building Code (CBC), and Local Ordinances:**

1. The developer shall provide one hydrant of the East Bay type. ***Hydrant location will be determined by this office.*** (903.4.2) CFC

2. ***Hydrant shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (8704.1) CFC

3. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches high with ½-inch stroke or larger as required to be readily visible from the street. (901.4.4) CFC

4. The owner shall cut down and remove all weeds, grass, vines or other growth that is capable of being ignited and endangering property. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with the *International Wildland-Urban Interface Code*. (304.1.2) CFC

The above-referenced CCCFPD Project Number shall be required in all correspondence or communication with the Fire District.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at 925.941.3300.

Sincerely,

Ted Leach
Fire Prevention Technician

TL/snb

c: City of Lafayette
Planning Services Division
3675 Mt. Diablo Boulevard, Suite 210
Lafayette, CA 94549

Schell and Martin
3377 Mt. Diablo Boulevard
Lafayette, CA 94549

File109579.3 – Holt Residence, Lafayette.ltr

Contra Costa County Fire Protection District

Fire Chief
KEITH RICHTER

TRANSMITTAL

RECEIVED
AUG 22 2008
CITY OF LAFAYETTE
PLANNING DEPT.

TO: **City of Lafayette**
Planning Services Division
3675 Mt. Diablo Blvd., Suite 210
Lafayette, CA 94549

DATE: **August 22, 2008**
RE: Holt Residence
Sessions/Sierra Vista Way
APN 232-052-019

CCCFPD Project No.: **109579-PL**

It has been brought to our attention that the City of Lafayette would prefer that the above referenced project be accessed from Sessions Road. The Fire District would prefer that access be provided from Sierra Vista Way as proposed, due to the existing roadway conditions at this site. Sessions Road does not provide an adequate drivable surface for a roadway that exceeds 16% grade. The Fire District allows a maximum grade of 20% for residential projects; Sessions Road has a gradient of approximately 23%. Sierra Vista Way would provide a safer access point to the proposed residence and would meet the Fire Districts minimum requirements for access.

If you have any questions regarding this matter, please contact me at 925.941.3547.

Sincerely,

Ted Leach
Fire Prevention Technician

TL/

File: 109579

PAGE NO. 1

PREPARED BY: CSD N
DATE: 1/11/08

ACTION NOTES | PLANNING NOTES

MEMORANDUM

TO: CHRISTINE SINNETTE

FROM: C.E. DELEUW JR., TRAFFIC ENGINEER

SUBJECT: HDP 47-07 RICHARD W. HOLT REQUEST FOR HILLSIDE DEVELOPMENT PERMIT SESSIONS ROAD AT SIERRA VISTA WAY

AS REQUESTED I HAVE REVIEWED THE PRELIMINARY SITE MAP PREPARED BY SCHELL AND MARTIN, INC REVISED 10-31-07 THE MAP SHOWS DEVELOPMENT CONCEPTS FOR SITE A (EAST SIDE OF SESSIONS) AND SITE B (WEST SIDE OF SESSIONS). AFTER VISITING THE SITE I HAVE THE FOLLOWING PRELIMINARY COMMENTS REGARDING TRAFFIC ISSUES:

SITE A

1. MAXIMIZE SIGHT DISTANCE FOR DRIVERS EXITING THE DRIVEWAY BY PROHIBITING RESTRICTIVE LANDSCAPING AND BUILDING CORNERS AS WELL AS PARKING ON THE EAST SIDE OF SESSIONS ROAD. THIS IS PARTICULARLY IMPORTANT DOWNHILL FROM THE DRIVEWAY

2. CONSIDER A GARAGE/DRIVEWAY DESIGN THAT ALLOWS DRIVERS TO TURN AROUND AND EXIT THE DRIVEWAY FRONTWARDS. THIS WOULD IMPROVE SIGHT DISTANCES SOMEWHAT AS WELL AS FACILITATE TURNS ONTO SESSIONS ROAD

3. CLARIFY HOW MANY ON-SITE PARKING SPACES WOULD BE AVAILABLE TO SERVE VISITORS

ATTACHMENT 10

3

HDP 47-07 CONTINUED

PREPARED BY: CBV
DATE: 1/11/08

ACTION NOTES | PLANNING NOTES

GENERAL COMMENTS (CONTINUED)

12. CONSIDER ADDING AN ADVANCES "TEE" INTERSECTION SIGN ALONG SIERRA VISTA FACING NB DRIVERS ENTERING THE CURVE.

13. REPLACE THE WORD ADVANCE "TEE" INTERSECTION WARNING SIGN FACING SIERRA VISTA DRIVERS APPROACHING SESSIONS ROAD FROM THE EAST.

14. ULTIMATELY, IF CONSTRUCTION DOES OCCUR ON SITE A OR SITE B, A DETAILED CONSTRUCTION TRAFFIC MANAGEMENT PLAN WOULD NEED TO BE PREPARED AND APPROVED TO MINIMIZE CONSTRUCTION IMPACTS.

ACTION NOTES | PLANNING NOTES

SITE B

4. DESIGN THE DRIVEWAY GRADIENT TO PREVENT VEHICLES FROM BOTTOMING OUT WHERE THE DRIVEWAY INTERSECTS SESSIONS ROAD.

5. CONSIDER A GARAGE DESIGN THAT ALLOWS TWO CARS TO ACCESS THE GARAGE INDEPENDANTLY.

6. ENLARGE THE TURN A ROUND AREA TO MORE EFFICIENTLY FACILITATE TURN AROUND MANUEVERS.

GENERAL COMMENTS

7. CONSIDER REPAVING SESSION ROADS ADJACENT TO THE PROPERTY SINCE IS SIGNIFICANTLY CRACKED.

8. REDO SESSIONS ROAD CENTERLINE STRIPING ADJACENT TO THE PROPERTY WITH RAISED PAVEMENT MARKERS AS IS NOW DONE TO DEFINE TRAVELWAY AROUND THE CURVE AND APPROACHING SIERRA VISTA.

9. INSTALL A STOP SIGN AND LIMIT LINE FACING DOWNHILL DRIVERS ON SESSIONS ROAD AT SIERRA VISTA. CURRENTLY THESE ARE MISSING EVEN THOUGH THERE IS A "STOP AHEAD" SIGN FACING DOWNHILL DRIVERS ABOUT 150' NORTH OF THE INTERSECTION.

10. PRUNE OR REMOVE OVERHANGING BUSH ON NW CORNER OF SESSIONS / SIERRA VISTA TO IMPROVE SIGHT DISTANCE ALONG SIERRA VISTA TO THE WEST AS WELL AS THE ADJACENT RESIDENTIAL DRIVEWAY.

11. IMPROVE THE VISABILITY OF THE SESSION ROAD STREET NAME SIGN BY ADDING ANOTHER SIGN OR REPOSITIONING THE EXISTING ONE SO IT CAN BE SEEN BY APPROACHING

RECEIVED
AUG 25 2008
CITY OF LAFAYETTE
PLANNING DEPT.

MEMORANDUM

AUGUST 25, 2008

TO: CHRISTINE SINETTE, SENIOR PLANNER
FROM: C.E. DELEUW JR. TRAFFIC ENGINEER
SUBJECT: HDP 47-07 O HOLT, SIERRA VISTA WAY/SESSIONS ROAD

AS REQUESTED I HAVE REVIEWED THE SITE PLAN REVISION DATED 7/24/08 PREPARED BY SCHELL AND MARTIN INC. AFTER REVISITING THE SITE, I HAVE THE FOLLOWING COMMENTS:

1. EXPAND THE DRIVEWAY AREA ADJACENT TO THE GARAGE TO FACILITATE VEHICLE TURN AROUND THEREBY ALLOWING MOST VEHICLES TO EXIT FRONTWARDS. BACKING OUT ~~POTENTIALLY~~ CREATES AWKWARD LIMITED SIGHT LINES WITH NB SIERRA VISTA VEHICLES.

2. ADDING A NEW DRIVEWAY BETWEEN SESSIONS ROAD AND THE EXISTING DRIVEWAY TO THE EAST SERVING SIERRA VISTA WILL INCREASE TURNING MOVEMENTS AT THE TOP OF THE CURVE. EVEN THOUGH VOLUMES ARE NOT LARGE IT IS STILL AN ISSUE.

3. CLARIFY WHAT WALLS WILL REMAIN ALONG THE NORTH SIDE OF THE SIDEWAY ON EITHER SIDE OF THE NEW DRIVEWAY

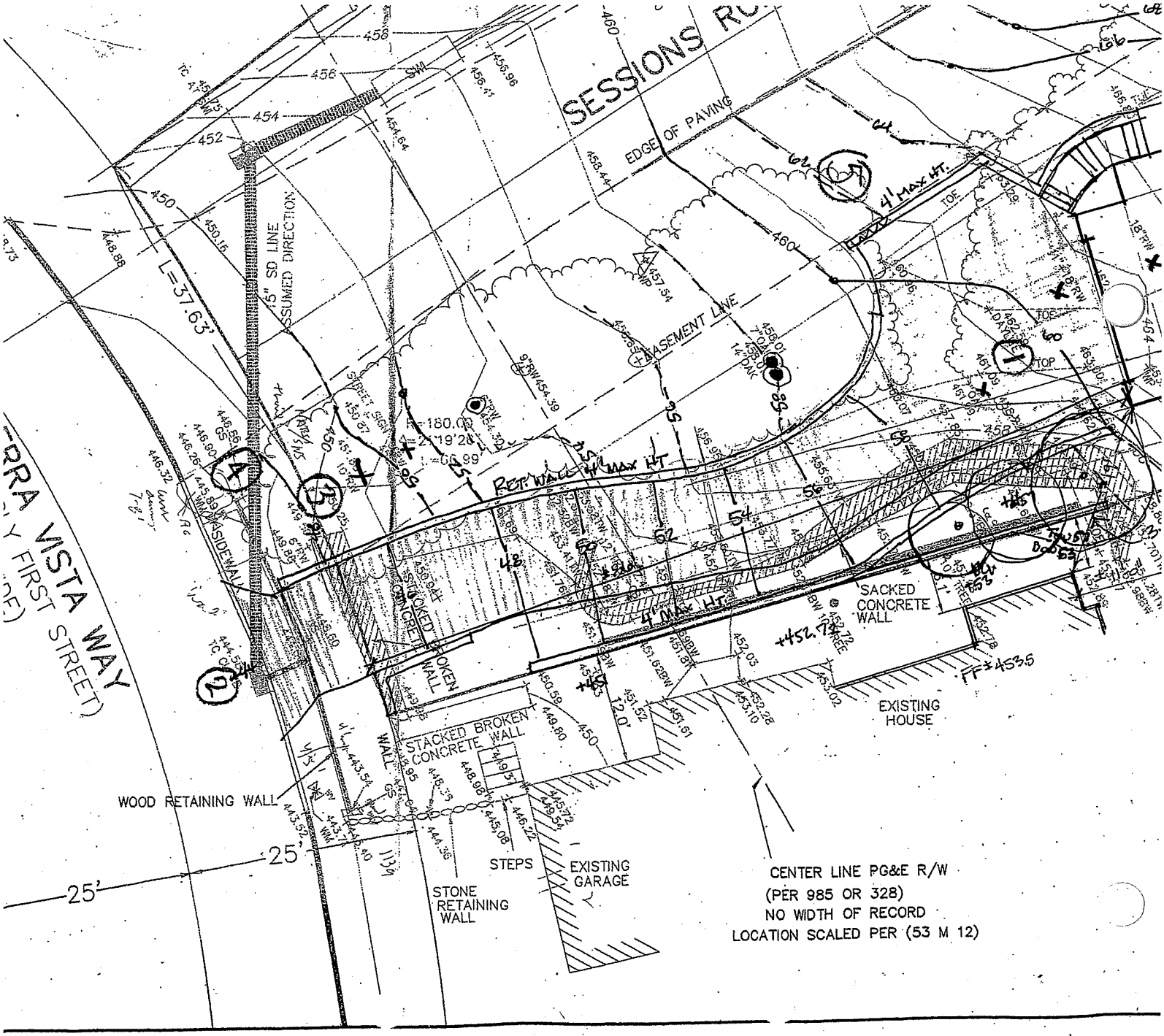
4. IMPROVE THE WEST END OF THE SIDEWALK NEAR SESSIONS ROAD

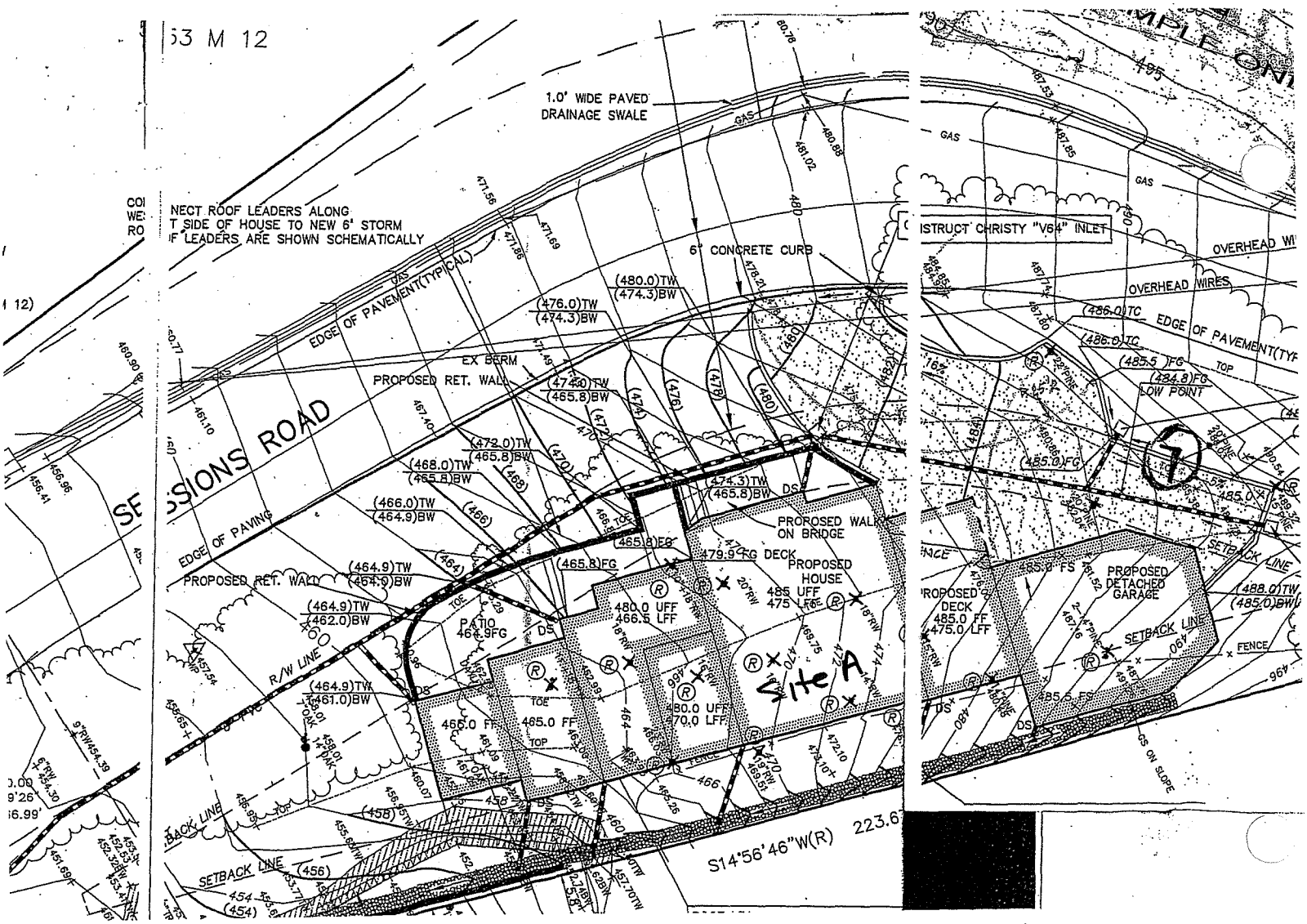
5. CONSIDER AN ALTERATE DRIVEWAY DESIGN WHERE THE NEW DRIVEWAY INTERSECTS SESSIONS ROAD RATHER THAN SIERRA VISTA WAY. SUCH A DESIGN WOULD ELIMINATE THE CONCERNS MENTIONED ABOVE IN ITEMS 1 & 2. FOR INSTANCE, A DRIVEWAY CONNECTING TO SESSIONS ROAD IN THE VICINITY OF CONTOURS 460-462 COULD ACCESS THE PROPOSED GARAGE AS WELL AS PROVIDING A TURNAROUND HAMMERHEAD TO THE SOUTH ALONG A PORTION OF THE ORIGINALLY PROPOSED DRIVEWAY ALIGNMENT SHOWN ON THE SITE PLAN. THE ALTERNATE DESIGN WOULD SERVE ACCESS AND PARKING AS WELL AS OPENNING A PORTION OF THE SITE TO NON-VEHICLE USES.

6. RETAIN COMMENTS #3, 7-13 CONTAINED IN MY 1/11/08 MEMORANDUM TO YOU REGARDING THE SITE PLAN DATED 10-31-07. COMMENT 14 REGARDING THE NEED FOR A TRAFFIC MANAGEMENT PLAN SHOULD IF THE REVISED PROJECT PROCEEDS.

7. QUESTION: IS CONSTRUCTION OF ONE OR MORE CARISTY INLETS FEEDING A N/S DRAINAGE PIPE PLANNED SIMILAR TO THE SYSTEM INDICATED IN THE 10/31/07 SITE PLAN?

PLEASE FEEL FREE TO CONTACT ME SHOULD THERE BE QUESTIONS.


SESSIONS RD
EDGE OF PAVING
EASEMENT LINE
L=37.63'
SD LINE
ASSUMED DIRECTION
R=180.00'
Δ=2°19'28"
L=06.99'
REP. WALL 4' MAX HT
4' MAX HT.
SACKED CONCRETE WALL
STACKED BROKEN CONCRETE WALL
STACKED BROKEN WALL
WOOD RETAINING WALL
STEPS
STONE RETAINING WALL
EXISTING GARAGE
EXISTING HOUSE
FF=453.5
CENTER LINE PG&E R/W
(PER 985 OR 328)
NO WIDTH OF RECORD
LOCATION SCALED PER (53 M 12)
25'
TERRA VISTA WAY
(FORMERLY FIRST STREET)


53 M 12
1.0' WIDE PAVED DRAINAGE SWALE
NECT ROOF LEADERS ALONG
T SIDE OF HOUSE TO NEW 6' STORM
F LEADERS ARE SHOWN SCHEMATICALLY
6" CONCRETE CURB
EDGE OF PAVEMENT(TYPICAL)
EX BERM
PROPOSED RET. WALL
SIONS ROAD
EDGE OF PAVING
PROPOSED WALK ON BRIDGE
PROPOSED HOUSE
480.0 UFF
466.5 LFF
485 UFF
475 LFF
DECK
PATIO
464.9FG
466.0 FF
465.0 FF
480.0 UFF
470.0 LFF
R/W LINE
BACK LINE
SETBACK LINE
Site A
S14°56'46"W(R) 223.6
ISTRUCT CHRISTY "V64" INLET
OVERHEAD WIRES
EDGE OF PAVEMENT(TYP
LOW POINT
PROPOSED DETACHED GARAGE
485.0 FF
475.0 LFF
SETBACK LINE
FENCE